

DATE:

10/31/19

City of Austin  
Planning Commission  
ATT: Heather Chaffin and Kathleen Fox  
P.O. Box 1088  
Austin, TX 78767-1088

Re: C14-2019-0049-2401 Winsted  
NPA-2019-0027.02

Members of the Austin Planning Commission,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

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Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Sincerely,

Virginia T. Miles

Name:

Virginia T. Miles

Address:

2411 Vista Lane

SAMPLE EMAIL

To: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov) ; [Kathleen.fox@austintexas.gov](mailto:Kathleen.fox@austintexas.gov) ; [district10@austintexas.gov](mailto:district10@austintexas.gov)

From: *Galen Wachtman*

Re: Planning Commission Zoning Change Case C14-2019-0049-2401 Winsted; Planning Commission Neighborhood Plan Amendment NPA-2019-0027.02

Members of the Austin Planning Commission and Councilmember Alter,

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Name: *Galen Wachtman*  
Address: *2104 Indian Trail*  
Email: *galen.wachtman@gmail.com*  
Phone Number: *512 917 3232*



SAMPLE EMAIL

To: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov) ; [Kathleen.fox@austintexas.gov](mailto:Kathleen.fox@austintexas.gov) ; [district10@austintexas.gov](mailto:district10@austintexas.gov)

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Name: Chris fisher  
Address: 2104 indian trail  
Email: [chrisfishermde@gmail.com](mailto:chrisfishermde@gmail.com)  
Phone Number: 512 915-5833

DATE: 10-31-2019

City of Austin  
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Sincerely,



Name: Charles Finch  
Address: 2106 Indian Trail  
Austin TX 78703

DATE:

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Planning Commission  
ATT: Heather Chaffin and Kathleen Fox  
P.O. Box 1088  
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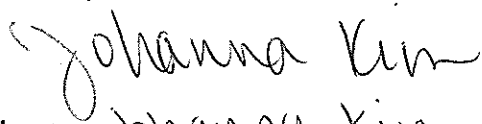
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Sincerely,



Name:

Johanna Kim

Address:

1008 Meriden Ln.  
Austin, TX 78703

DATE: 10/31/19

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Planning Commission  
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All Austin residents expect the Planning Department to place safety as a priority concern when deliberating these types of zoning changes. Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Sincerely,



Name: Heather Burnett

Address: 8200 Dunn St.

Austin, TX 78745

DATE:

10-31-19

City of Austin

Planning Commission

ATT: Heather Chaffin and Kathleen Fox

P.O. Box 1088

Austin, TX 78767-1088

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Sincerely,



Name:

Address:

Bryson Dover  
8200 Dunn ST  
Austin, TX 78745

DATE: 10/31/19

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Sincerely,



Name: LUKE LESLIE  
Address:

1414 S. LAKEVIEW BLVD #311  
ATX '04



DATE:

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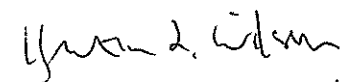
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Sincerely,

  
Name: KRISTEN WILSON  
Address: 2403 Sharon Ln.

10/31/19

DATE: 10/31/19

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Sincerely,



Name: Maria M. Huc

Address: 2100 Eudora St, Austin, TX 78707

DATE: Oct 31 2019

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Planning Commission  
ATT: Heather Chaffin and Kathleen Fox  
P.O. Box 1088  
Austin, TX 78767-1088

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Name: Cindy Deterling  
Address:

2616 Spring

DATE:

11/11/19

City of Austin

Planning Commission

ATT: Heather Chaffin and Kathleen Fox

P.O. Box 1088

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Sincerely,

*Aida Ruth Finch*

Name:

Address:

*2106 Indian Tr.  
Austin, Tx  
78703*



# Let's Keep Tarrytown Safe

*Published by Katherine Miles-Finch on 28th Oct 2019*

## **Background (Preamble):**

Please join our grassroots effort to stop dangerous commercial development in our residential areas. The City of Austin Planning Commission approved Case C14-2019-0049, which changes the zoning of 2401 Winsted from multi-family to mixed-use commercial. This approval was given without conducting a neighborhood traffic analysis as required by §25-6-114. The only site access to the property is on Winsted (a local/collector street), and the vehicle trips per day will increase 12x: from 136 to 1,714.

2401 Winsted is at the intersection of Winsted and Windsor. This intersection is complex, as it handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. This intersection is dangerous, as there have been 17 traffic accidents in the past 2 years. The 12x increase in residential traffic will certainly create dangers to the pedestrians, bike riders, and children at play on our neighborhood streets.

The Planning Commission's decision has been appealed, but a decision has not been reached. Please add your name to the list of neighbors who oppose this type of dangerous city planning.

## **Petition:**

We, the undersigned, call on the City of Austin Planning Commission to reject the commercial mixed-use development of 2401 Winsted Lane.

#	First Name	Last Name	Street Address	Signature
1	William <del>James</del>	Laugier	2502 Winsted Ln	William
2	James <del>James</del>	Bohl	2508 Winsted Ln	James Bohl
3	Joe	Peperberg	2517 Winsted Ln #2	Joe Peperberg
4	Byron	Welch	2521 Winsted Lane	Byron Welch
5	Bilal	Khan	15 Margarita Cres	Bilal Khan
6	Daniela	Koca	21 Margarita Cres	Daniela Koca
7	Stephan	Ankershaw	23 Margarita Cres	Stephan Ankershaw
8	Craig	Strake	24 Margarita Cres	Craig Strake
9	Kate	Korrich	29 Margarita Cres	Kate Korrich
10	Christina	Huam	37 Marymount Cres	Christina Huam
11	LeMeron <del>LeMeron</del>	Brown	39 Margarita Cres	LeMeron Brown
12	Katrina <del>Katrina</del>	Murphy	30 Marymount Cres	Katrina Murphy
13	Barbie	Higgins	26 Margarita Cres	Barbie Higgins
14	Nicole	Stuber	22 Margarita Cres	Nicole Stuber
15	Katy	Stranger	14 Marymount Cres	Katy Stranger
16	Carmene	Grandes	2010 Maiba Trail	Carmene
17	Janet	Hanilton	2114 Indian Trail	Janet Hanilton
18	Megan	Apple	120 Indian Trail	Megan Apple
19	Brenda	Benton	2100 Bowman Ave	Brenda Benton
20	Robert <del>Robert</del>	Todd	2505 Dornation Ln	Robert Todd
21	Sherry	Todd	2110	Sherry Todd
22	Frank <del>Frank</del>	Miller	2103 Ruess Drive	Frank Miller
23	Mae <del>Mae</del>	Smith	201 Turner Drive	Mae Smith
24	Caroline <del>Caroline</del>	Smith	1101 England Rd #3	Caroline Smith
25	Maximo	Mandini	2004 Griswold Ln	Maximo Mandini
26	Jane	Hardy	4 Margarita Cres	Jane Hardy
27	Tom	Mistry	2200 Tower Drive	Tom Mistry
28	Virginia	Kocher	4 Scott Cres	Virginia Kocher
29	Andrew	Cooper	9 Scott Cres	Andrew Cooper
30	Nadia	Blair	13 Scott Cres	Nadia Blair
31	Scott	Corniss	15 Scott Cres	Scott Corniss
32	Stephanie	Corniss	15 Scott Cres	Stephanie Corniss



[illegible]

# PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

[www.austintexas.gov/department/neighborhood-planning](http://www.austintexas.gov/department/neighborhood-planning)

# PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Planning and Zoning Department  
Kathleen Fox  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0027.02  
Contact: Kathleen Fox, 512-974-7877  
Public Hearings: August 13, 2019 - Planning Commission  
September 19, 2019 - City Council

☒ I am in favor  
☐ I object

Cooper Drennon

Your Name (please print)

5807 Overlook Drive

Your address(es) affected by this application

11/6

Date

Signature

Comments: I think Food trucks & restaurants would be great in the neighborhood!



## Chaffin, Heather

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**Subject:** FW: Opposition Comment forms for city's case C14-2019-0049, and Support for Neighborhood Planning planner

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**From:** Susan Auler  
**Sent:** Tuesday, October 08, 2019 8:48 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>  
**Cc:** Alter, Alison <Alison.Alter@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>  
**Subject:** RE: Opposition Comment forms for city's case C14-2019-0049, and Support for Neighborhood Planning planner

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**From:** Susan Auler  
**Sent:** Tuesday, October 8, 2019 8:36 AM  
**To:** [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); [kathleen.fox@austintexas.gov](mailto:kathleen.fox@austintexas.gov)  
**Cc:** [alison.alter@austintexas.gov](mailto:alison.alter@austintexas.gov); [kathie.tovo@austintexas.gov](mailto:kathie.tovo@austintexas.gov)  
**Subject:** Opposition Comment forms for city's case C14-2019-0049, and Support for Neighborhood Planning planner NPA-2019-0027.02

The following neighbors living in West Austin adamantly **oppose** the proposed zoning change, Case C14-2019-0049 and wholeheartedly support our Neighborhood Plan, **but oppose** zoning change NPA-2019-0027.02:

Mr. and Mrs. Hugo Edwin Auler (Susan), 1612 Watchhill Rd, Austin 78703  
Dr. and Mrs. Mark Alfred Auler (Clary), 2306 Woodlawn Blvd, Austin 78703

We ask Alison Alter and Kathie Tovo to reject the revised "Code Next".

## **Chaffin, Heather**

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**Subject:** FW: Rezoning request--2401 Winsted Lane, Units 1-11  
**Attachments:** WIndsor Winsted intersection.jpg; WindsorWInsted detail.jpg

**From:** Darcy Randall  
**Sent:** Monday, October 07, 2019 9:08 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Rezoning request--2401 Winsted Lane, Units 1-11

Dear Ms. Chaffin,

Re: Rezoning request, 2401 Winsted Lane, Units 1-11, Austin, Texas; File No C14-2019-0049U

I am writing to oppose the request to rezone the property listed above to create a restaurant. Although I sympathize with the developer's desire to create a convenient place for neighbors to gather, I do not think that the location--by the intersection of Winsted, Windsor, and Mopac--would be safe for customers or feasible in the long term for the developer.

I have lived in the neighborhood for 28 years and drive, walk, or bike past this busy Winsted/Windsor/Mopac intersection nearly every day. For years, I have witnessed wrecks, near wrecks, and the evidence of wrecks in this location. Windsor and Winsted are both narrow streets with heavy traffic, no public transportation, and no sidewalks. In addition, a line of traffic from Mopac zooms down a steep, curving ramp onto Windsor. I take extra precautions there and advise visitors to do the same.

This weekend, I walked past the site and found the Windsor/Winsted street sign broken and twisted. See attached photos. I do not know who or what caused this damage.

In addition, I am concerned about the lack of parking. The developer spoke at a recent West Austin Neighborhood Group (WANG) meeting and emphasized that he would supply a much-needed locale in walkable distance for neighbors. Yet I cannot see him succeeding through foot-traffic alone. If his business develops wider appeal, customers will need to park, and there is no place to do so except along the narrow streets nearby. When cars are parked along both sides of Winsted, I need to "take turns" with oncoming traffic proceeding in the opposite direction. When the new HEB opens on Lake Austin Boulevard, I suspect that Winsted will become even more congested because locals will want to avoid turning left from Exposition.

Finally, I am not "anti-development" or "anti-change." Still, I find it unwise to make a singular exception to support mixed-use zoning in a residential neighborhood, especially when the city is still considering new land code rules.

Thank you for your attention.

Sincerely yours,

D'Arcy Randall

2405 Bowman Ave.  
Austin, TX 78703









Winsted LN  
(2300 2400)

Winsted LN



**Chaffin, Heather**

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**Subject:** FW: No. C14-2019-0049, and Case No. NPA-2019-0027.02.

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**From:** Ann C. Morales Sent: Sunday, October 06, 2019 9:39 PM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>

**Subject:** RE: No. C14-2019-0049, and Case No. NPA-2019-0027.02.

I have lived in zip code 78703 since 1984. There is a pending request for rezoning to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted). A restaurant in this area is completely absurd and I cannot believe it is even being considered. Forget the parking and traffic problems a restaurant or food truck would cause, and just focus on the fact that this is a NEIGHBORHOOD where families ride bikes and walk their animals and deserve to live in peace. Do not let this rezoning move forward.

Sincerely,

Ann & Hector Morales  
2605 Escondido Cove  
Austin, 78703

**Chaffin, Heather**

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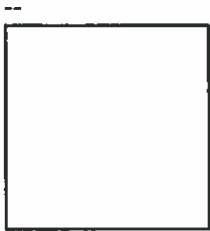
**Subject:** FW: I oppose zoning change: Case C14-2019-0049

**From:** Kelly Dickens  
**Sent:** Sunday, October 06, 2019 4:51 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** I oppose zoning change: Case C14-2019-0049

My extended family has lived in this neighborhood since 1992, and I oppose allowing this exception to our zoning plan.

I live at 2801 Macken Street.

Respectfully,



Kelly Dickens

Math Guide  
Headwaters School

512.480.8142

## Chaffin, Heather

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**Subject:** FW: Opposition to Case No. C14-2019-0049

-----Original Message-----

From: Lisa Andrade <

Sent: Saturday, October 05, 2019 4:18 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Cc: Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>

Subject: Opposition to Case No. C14-2019-0049

Heather,

Thank you for all your efforts as Zoning City Planner in support of keeping Austin such a special place to live.

I am reaching out to vehemently OPPOSE the zoning change proposed by case C14-2019-0049.

The residential character of our neighborhood concurrent with its proximity to downtown is what makes it so great!

This case of proposed "spot zoning" clearly violates our thoughtfully defined neighborhood plan and will fundamentally change the neighborhood character and residential attractiveness if approved. Restaurants (even food trucks) are messy — they are noisy, they generate trash, create traffic, attract animals and don't have a place in our quaint neighborhood defined by its residential charm and urban proximity. Additionally, the intersection is already heavily traveled and has a somewhat complex layout with a traffic accident having occurred just recently!

I appreciate the owner/applicant's interest in providing additional dining options in our neighborhood but the real root of the problem stems from the fact that the owner of the Tarrytown Shopping Center zoned to be a commercial center for our community, applies strict vegan rules (no meat, no dairy, no leather) to any tenants in her shopping center preventing dining vendors from locating there. We don't need more commercial outlets in our area when other communities offer dining options nearby. Spot zoning is not the answer and will serve to move our community away from its core charm and our neighborhood plan.

Thank you, in advance, for recognizing the significant negative impact which well outweighs the potential benefit and voting AGAINST Case No. C14-2019-0049

Lisa Andrade  
1308 Kent Lane  
Austin, TX 78703

## Chaffin, Heather

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**Subject:** FW: Case Number C14-2019-0049U

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**From:** Donna Thomas  
**Sent:** Friday, October 04, 2019 8:48 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Case Number C14-2019-0049U

Heather,

My name is Donna Thomas and I and my husband live at 3404 Mt. Bonnell Road. We have just heard about the public hearing to be held on October 17th, 2019, and we, unfortunately will be out of town. For that reason I am emailing you to let you, the City Council and the Planning Commission know that we **totally object** to the Rezoning request for 2401 Winsted Lane, Unites 1-11, Austin, Texas.

We moved into 78703 in 1972, moved three times no more than a few blocks from each other, raised our family there, made our friends there, walked the streets asking neighbors to sign petitions to keep our inner established neighborhood vibrant and safe and protected from the barrage of traffic speeding through our streets where children were playing and riding their bicycles. We lived on Preston, Hartford and Windsor. Unfortunately we had to move to Houston in 1997 but returned five and a half years later hoping to return to the area we loved, fought for and were so proud of. There were no homes available - or in our price range - so we moved as close to it as we could.

Austin today is different. It is spreading, sprawling and not very friendly. Traffic is horrific, housing is difficult, taxes are unbelievable, people yell at each other and it is an overall mess in so many ways. The inner residential neighborhoods need to be cherished and protected. That is where Austin's history is located. Stories and pictures from inner neighborhoods are in the Austin History Center archives. It's has large beautiful trees, architecturally historic houses and buildings, families that pay huge taxes to stay where they were raised or where their friends live or where they work. Tour buses drive through this particular neighborhood to show off and tell about Austin. Inner neighborhoods are the heart and soul that keeps Austin pretty and a good place to live. They are diverse and they are very important and they are valued.

To start messing with our inner residential neighborhoods will have a domino affect, not in a good way. This "spot zoning" is against city policy and it will not make anyone happy. Traffic, parking, noise, odors, fumes, lights.....all of these things are harmful and dangerous for the surrounding neighbors. 2401 Winsted is across the street from where we lived from 1975-1983. I cannot imagine having a restaurant or anything commercial in this area. Please, please, please take the long term affects into account and **vote AGAINST** this request. Stopping this kind of thing NOW is crucial if you want to keep Austin the beautiful place it is now.

Thank you for your service. Please take this issue sincerely into your hearts.

Donna Thomas



**Chaffin, Heather**

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**Subject:** FW: In opposition/Case No C 14 - 2019-0049

**From:** Betty Osborne <bettyohome@earthlink.net>  
**Sent:** Monday, October 07, 2019 3:12 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** In opposition/Case No C 14 - 2019-0049

Ms Chaffin

As a neighborhood member I am writing an opposition to Case No C 14 - 2019-0049. We have worked very hard to keep a neighborhood feel in the center of town in this situation on Winsted is contrary to everything we have work for over many years.

Thank you,  
Elizabeth B. Osborne  
2106 Meadowbrook Drive  
Austin, TX 78703

Sent from my iPhone

## Chaffin, Heather

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**Subject:** FW: C14-2019-0049 - 2401 Winsted  
**Attachments:** 2104Winsted\_accident\_23Oct2019.PNG

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**From:** katherine@miles-finch.com <  
**Sent:** Wednesday, October 23, 2019 2:37 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Cc:** Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; blake smith ; paige marcus  
**Subject:** C14-2019-0049 - 2401 Winsted  
Dear Ms. Chaffin,

Kurt Cadena-Mitchell has kindly forwarded to you several of my requests regarding the zoning application for 2104 Winsted (C14-2019-0049 - 2401 Winsted). I appreciate your prompt replies. In an attempt to simplify the process, I am reaching out to you directly.

Thank you for forwarding pictures of the signage posted on the property and for the notification mailing list. In regard to both items, I have a few questions below:

1. How long was the sign posted on the property? If it was posted on April 1, 2019, then when was it removed?

My reasoning for asking this question is due to the fact that I and many of my neighbors were unaware of the zoning application and, thus, were not able to voice our concerns before the first planning meeting and subsequent vote. It is my understanding that signs must be posted on properties that are under zoning review (please see the Zoning Change Notification Requirements on CoA website). Several times a day my family drives/walks past the location where the sign was posted (according to the pictures), so we would have noticed it had it remained for any length of time.

Any help/explanation you can provide on these points (notification requirements and length of posting) would be appreciated.

2. Understandably, our residence is outside the 500ft notification zone. As I was plotting those neighbors who received notification, I noticed that 2320 Hartford Rd. received notification. This property seems to also be outside the 500ft notification zone. Will you please explain why this residence was mailed notification, and we were not?

I am concerned about this particular issue because (in all likelihood) 2320 Hartford does not walk/bike past this property on a daily basis, as does my family. I'm sure you've heard neighbors state how dangerous this particular intersection is to those of us who use it regularly. In fact, there was an accident today. (See attached image.) I took a video of what I encountered: two (2) patrol cars and two (2) cars involved in the accident directly in front of 2401 Winsted. I mention this specific incident in order to stress that safety is a real concern for all of us who live in this direct vicinity.

The issue of safety also relates to the first point made above: having signage posted regarding the notice of zoning review would have given more of us who are directly affected by these safety concerns the opportunity to voice our concerns during the public meetings prior to the planning commission vote, as well as during the planning commission vote.

Again, I do appreciate all you have done thus far to help me better understand the zoning process. I look forward to your reply.

Best regards,  
Katherine Miles-Finch  
2106 Indian Trail





25 October 2019

**APPEAL OF PLANNING COMMISSION ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2019-0049 – 2401 Winsted

**DISTRICT:** 10

**ZONING FROM:** MF-2-NP

**TO:** LR-MU-CO-NP

**ADDRESS:** 2401 Winsted

**PROPERTY OWNER/APPLICANT:** Estate of Clyde R. Littlefield, Deceased (Wesley G. Ritchie)

**OWNER'S AGENT:** Drenner Group, PC (Amanda Swor)

**CASE MANAGER:** Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

**APPELLANTS:** Katherine S. Miles-Finch (512-470-1577, [REDACTED])  
Charles C. Finch (512-633-2013, [REDACTED])

**APPEAL OF PLANNING COMMISSION NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Central West Austin Combined

**CASE:** NPA-2019-0027.02

**DATE FILED:** 28 February 2019 (In-cycle)

**PROJECT NAME:** 2410 Winsted<sup>1</sup>

**PC DATE:** 13 August 2019

**ADDRESS:** 2401 Winsted Lane

**DISTRICT AREA:** 10

**SITE AREA:** 0.73 acres (31,799 square feet)

**OWNER/APPLICANT:** 2401 Winsted LLC

**AGENT:** Drenner Group, PC (Amanda Swor)

**CASE MANAGER:** Kathleen Fox (512-974-7877, [kathleen.fox@austintexas.gov](mailto:kathleen.fox@austintexas.gov))

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Neighborhood Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2019-0049

**From:** MF-2-NP

**To:** LR-MU-NP

**APPELLANTS:** Katherine S. Miles-Finch (512-470-1577, [REDACTED])  
Charles C. Finch (512-633-2013, [REDACTED])

<sup>1</sup> This Project Name seems to reference a different property. The property address for this land use case is 2401 Winsted. "2410 Winsted" is listed here in keeping with the original Neighborhood Plan Amendment Review Sheet.

**DESCRIPTION OF APPEAL:**

Appellants appeal the Planning Commission's Neighborhood Plan Amendment Review Sheet and the Planning Commission Zoning Change Sheet. **Basis for appeal is the mischaracterization of the site access for the property at 2401 Winsted: Approving the Neighborhood Plan Amendment and the Zoning Change will create a mixed-use property on a local residential street.** Specific grounds for appeal are set forth below.

- **Posting of Signs (§ 25-1-135).** "The responsible director shall post a sign required by this title...[.] A person may not remove a sign before the earliest date on which action may be taken on the application." The sign that was posted on the property on 1 April 2019 was removed, and the site remains unposted.
- **Inconsistent street classifications.** The *Neighborhood Plan Amendment Review Sheet* (NPARS) and the *Zoning Change Review Sheet* (ZCRS) use two (2) different classifications for Windsor Road. The NPARS defines Windsor as "a major collector," and the ZCRS defines Windsor as a "minor arterial (MNR 4)."
  - **Standards for Design and Construction (§ 25-6-171).** "A roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications." The Transportation Criteria Manual defines an arterial street as "designed to carry high volumes of through traffic. *Access is usually limited to intersections and major driveways*" (1.2.2 – Functional Characteristics, emphasis added). Residential driveways are frequent on Windsor Road. Thus, classifying Windsor road as a "minor arterial" is inconsistent with the directives of § 25-6-171.
- **Inaccurate Findings.** The finding in the *Zoning Change Review Sheet* that "the property is located along a minor arterial" is inaccurate. **The only site access is on Winsted, which is classified as a local street.** The proposed site plan continues only Winsted access. Topography and traffic arrangements appear to render any change to Windsor access impractical.

Three findings presented in the *Neighborhood Plan Amendment Review Sheet* (NPARS) are inaccurate.

- NPARS states that the property is located on "a major collector street (Windsor Road)." The only site access to the property is on Winsted, which is classified as a local street.
  - NPARS states that the property "[is] not located within the residential interior of the planning area." Site access is located on Winsted, which is classified as a local street. Thus, 2401 Winsted is in a residential area.
  - The proposed land use on the property states that "neighborhood mixed use...[is] appropriate for areas such as minor arterials and collectors." The site access to the property is on Winsted, which is classified as a local street.
- **Neighborhood Traffic Analysis Required (§ 25-6-114).** "The project has access to a residential local street and the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day." Site access to property will remain on Winsted, which is a local street. The TIA Determination Worksheet filed by Applicant lists 136 existing trips per day and 1,714 proposed trips per day: an increase of 1,578 vehicle trips per day.
  - **Desirable Operating Levels for Certain Streets (§ 25-6-116).** "Traffic on a residential local or collector street is operating at a desirable level if it does not exceed the following levels: 1,200

25 October 2019

vehicles per day with pavement width less than 30 feet." Winsted is 28 ft wide. The projected traffic, as submitted by the Applicant, is 1,714 vehicles per day, thus exceeding the desirable operating level by 514 vehicle trips per day.

- **Action on Application (§ 25-6-141).** "The council or director may deny an application if the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in § 25-6-116."

#### **INTERESTED PARTY**

Appellants live within 540 ft. of 2401 Winsted Lane. Because the sign required by title § 25-1-135 was removed, Appellants were not aware of the application to amend the Central West Austin Combined Neighborhood Plan or of the application to change the zoning of said property. Other grounds for appeal are directly related to neighborhood safety, as Appellants' street (Indian Trail) intersects Winsted.

## Chaffin, Heather

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**From:** Kate Kyle [REDACTED]  
**Sent:** Monday, October 28, 2019 1:23 PM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** Re: OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Council Member Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn. Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Kate Kyle  
Address: 2001 Matthews Drive  
Email: [REDACTED]  
Phone Number: 512.476.7987

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).



**Chaffin, Heather**

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**From:** Michele Karp [mailto:michele.karp@cityofaustin.com]  
**Sent:** Monday, October 28, 2019 11:30 AM  
**To:** Chaffin, Heather; District10; Fox, Kathleen  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches WestenfieldPark where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Michele and Stephen Karp

Address: 3401 Windsor Road

Email: [REDACTED]

Phone Number: 512-569-2500

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).

Chaffin, Heather

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**From:** Fifi Osborne [mailto:fifi.osborne@cityofaustin.com]  
**Sent:** Monday, October 28, 2019 11:00 AM  
**To:** Fox, Kathleen; Chaffin, Heather; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

**Chaffin, Heather**

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**From:** Lissa Anderson <lissa@gottesmanresidential.com>  
**Sent:** Monday, October 28, 2019 10:51 AM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Council member Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

I grew up at 2302 Townes Lane and used this intersection many times a day. I can definitely attest to it's safety issues and congestion without this change.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Kind regards,  
Lissa

Name: Lissa Gray Anderson  
Address: 3207 Tarryhollow Drive, Austin, TX 78703  
Email: [lissa@gottesmanresidential.com](mailto:lissa@gottesmanresidential.com)  
Phone Number: 512-695-3718



Lissa Gray Anderson • REALTOR®  
Gottesman Residential Real Estate  
m. 512.695.3718 | t. 512.451.2422 x 130  
e. [lissa@gottesmanresidential.com](mailto:lissa@gottesmanresidential.com) w. [gottesmanresidential.com](http://gottesmanresidential.com)



Chaffin, Heather

---

**From:** Jocelyn Hornblower [REDACTED]  
**Sent:** Monday, October 28, 2019 10:08 AM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

[2401 Winsted](#) is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Jocelyn Hornblower

Address: 3317 Bowman Avenue, Austin TX 78703

Email: [Security@cityofaustin.gov](mailto:Security@cityofaustin.gov)

Phone Number: 415-652-1477

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## Chaffin, Heather

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**From:** Shannon Grethel <[REDACTED]>  
**Sent:** Monday, October 28, 2019 9:50 AM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

To: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov) ; [Kathleen.fox@austintexas.gov](mailto:Kathleen.fox@austintexas.gov) ; [district10@austintexas.gov](mailto:district10@austintexas.gov)

From: Shannon Grethel

Re: OPPOSE C14-2019-0049 and NPA-2019-0027.02

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Old Enfield and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby**

**neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Shannon Grethel  
Address: 1505 Murray Lane Austin 78703  
Email: [REDACTED]  
Phone Number: 832-370-7960

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**Chaffin, Heather**

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**From:** Darby Berra [REDACTED]  
**Sent:** Monday, October 28, 2019 9:11 AM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Cc:** Dan Berra  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Darby Berra

1608 Ethridge Ave.

Austin, TX 78703

[REDACTED]

832.971.5532

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**Chaffin, Heather**

---

**From:** Bernadette Priest [REDACTED]  
**Sent:** Monday, October 28, 2019 8:55 AM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Regards,

Bernadette Priest  
2509 Greenlee Drive, 78703  
bpriest@fastmail.fm  
4157062690

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**Chaffin, Heather**

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**From:** Xiomara Goss [REDACTED]  
**Sent:** Monday, October 28, 2019 8:55 AM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** Opposition to Zoning Change in Tarrytown

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area for my family and neighbors.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits MoPac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Xiomara Goss  
Address: 2410 Indian Trail, Austin, TX 78703



Chaffin, Heather

---

**From:** jransomrice [REDACTED]  
**Sent:** Monday, October 28, 2019 8:19 AM  
**To:** District10; Chaffin, Heather; Fox, Kathleen  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Jennifer Ransom

Address: 2600 Lake Austin Blvd #15102, Austin TX 78703

Email: [REDACTED]

Phone Number: 512.917.8045

[ransomrice@gmail.com](mailto:ransomrice@gmail.com)

512.917.8045

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## Chaffin, Heather

---

**From:** Kirsten Liliedahl Matetich [REDACTED]  
**Sent:** Sunday, October 27, 2019 8:44 PM  
**To:** District10; Chaffin, Heather; Fox, Kathleen  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

**Will it take a child being hurt or killed for the safety risks to be taken seriously? Please take action before that happens.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Sincerely,

Kirsten Matetich  
2006 Sharon Lane

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## Chaffin, Heather

---

**From:** Renee Snyder <[REDACTED]>  
**Sent:** Sunday, October 27, 2019 7:17 PM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site. The city has failed to make a reasonable infrastructure for traffic and this is not a solution to the problem.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking. Our children walk to school in this area and it is EXTREMELY dangerous as it is. To propose that this would help the flow of traffic is absurd. No one uses the austin cap metro bus that parks right in front of Casis Elementary.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**



I am opposed to this zoning change and consider these risks in your continued deliberations. At least do your due diligence and study the traffic patterns before destroying the neighborhood and making us more Los Angeles like.

Name: Renee Snyder  
Address: 3405 River Road

Email: [rs\[REDACTED\]](#)  
Phone Number: 512-968-0534

RENÉE SNYDER, MD  
Board Certified Dermatologist, President  
p: (512) 533-9900 f: (512) 533-9901  
a: 1510 W. 34th St, #100, Austin, TX 78703  
a: 505 W. Louis Henna Blvd, #200, Austin, TX 78728  
w: [drsnyder.com](http://drsnyder.com) e: [\[REDACTED\]](#)

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## Chaffin, Heather

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**From:** Chaffin, Heather  
**Sent:** Monday, October 28, 2019 4:04 PM  
**To:** katherine [REDACTED]; Fox, Kathleen  
**Cc:** Rusthoven, Jerry (Jerry.Rusthoven@austintexas.gov); Harden, Joi  
**Subject:** RE: Appeal NPA-2019-0027.02 and C14-2019-0049, 2104 Winsted

Katherine,

There is not a City process for appeals on Planning Commission zoning recommendations. This is because appeals are for administrative, commission, or council actions, and a recommendation is not a final action or approval. There are some variances and permits that are approved by the land use commission, but the final action (approval or disapproval) for zoning cases happens at City Council. Since there are 3 readings of a zoning ordinance, the action would be completed with the 3<sup>rd</sup> reading. Since this case is scheduled to be heard on 1<sup>st</sup> reading only on November 14<sup>th</sup>, 3<sup>rd</sup> reading will be held on December 5<sup>th</sup> or a later City Council date.

I will upload the items you dropped off so they will be available to City Council and the public on our website.

Heather

---

**From:** [REDACTED]  
**Sent:** Monday, October 28, 2019 2:18 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>  
**Subject:** Appeal NPA-2019-0027.02 and C14-2019-0049, 2104 Winsted

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Chaffin and Ms. Fox,

I am writing to inquire about the status of the appeal I filed on Friday, Oct. 25, 2019. Will you please let me know what the next steps are in the appeal process? I've never done anything like this before, and I can't find the information on the website. Of course, if it's posted on the website, you can simply point me there.

Thanks in advance for your help.

~Katherine Miles-Finch

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**Chaffin, Heather**

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**From:** Ami Patel [REDACTED]  
**Sent:** Monday, October 28, 2019 8:19 PM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** 2401 Winsted Lane

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Thank you,

Ami Patel  
2306 W 8th St.  
Austin, TX 78703

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**Chaffin, Heather**

---

**From:** Catherine Granger <[REDACTED]>  
**Sent:** Tuesday, October 29, 2019 12:09 PM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

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Please note my opposition to this zoning change and consider these risks in your continued deliberations.



Catherine Granger  
2010 Indian Trail  
Austin, TX 78703

[catherinagranger76@gmail.com](mailto:catherinagranger76@gmail.com)

512-944-8220

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**Chaffin, Heather**

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**From:** Emily Goodwin Wong [REDACTED]  
**Sent:** Wednesday, October 30, 2019 10:02 AM  
**To:** Chaffin, Heather  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I am a concerned resident of the Tarrytown/Balcones neighborhood. Thursday night I was at a meeting for Creative Ladies Night at a member's home on Winstead Lane. The homeowner told me about the pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. As a neighbor and a mother whose children play outside, I am troubled by the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

I know how dangerous this intersection is because when my children were young we lived on Newfield Lane, and I would stroll them over to Triangle Park off Winstead, and was very uncomfortable with the blind turn by cars onto Winstead. There have been 17 traffic accidents on Winsted/Windsor in the last 2 years

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Warm regards,  
Emily

Name: Emily Wong

Address: 3416 Foothill Ter

Email: [REDACTED]

Phone Number: 512-814-9722

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## Chaffin, Heather

---

**From:** Signae Rodriguez [REDACTED]  
**Sent:** Friday, November 01, 2019 8:36 PM  
**To:** Fox, Kathleen; Chaffin, Heather; District10  
**Subject:** Oppose Zoning Change (Weds) Request

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning  
Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by

street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

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Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Signae Seiler  
Address: 1006 Meriden Lane, AUSTIN,  
TX 78703  
Email: [REDACTED]  
Phone Number: 512-699-4400

~Have a great day.

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## Chaffin, Heather

---

**From:** Emily Goodwin Wong <[REDACTED]>  
**Sent:** Wednesday, October 30, 2019 10:02 AM  
**To:** Chaffin, Heather  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I am a concerned resident of the Tarrytown/Balcones neighborhood. Thursday night I was at a meeting for Creative Ladies Night at a member's home on Winstead Lane. The homeowner told me about the pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. As a neighbor and a mother whose children play outside, I am troubled by the prospect of commercial activity at the site.

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Warm regards,  
Emily

Name: Emily Wong

Address: 3416 Foothill Ter

Email: [REDACTED]

Phone Number: 512-814-9722

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## Chaffin, Heather

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**From:** Signae Rodriguez [REDACTED]  
**Sent:** Friday, November 01, 2019 8:36 PM  
**To:** Fox, Kathleen; Chaffin, Heather; District10  
**Subject:** Oppose Zoning Change (Weds) Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning  
Commission and Councilmember Alter,

I am a concerned resident of Austin and  
Tarrytown neighborhood. Recently, I  
became informed of a pending zoning  
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exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Signae Seiler  
Address: 1006 Meriden Lane, AUSTIN,  
TX 78703  
Email:   
Phone Number: 512-699-4400

~Have a great day.

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Chaffin, Heather

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**From:** az beavers [REDACTED]  
**Sent:** Wednesday, November 06, 2019 8:50 AM  
**To:** Chaffin, Heather; Fox, Kathleen; District10  
**Subject:** OPPOSE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Members of the Austin Planning Commission and Councilmember Alter,

I'm sorry to be late in sending this, but I am also a concerned resident of the Tarrytown neighborhood. I recently learned of the pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown, very near this location, and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor. In the last couple of years, the traffic along Winsted has spiked enormously with cut-through drivers whizzing past the Triangle Park to get between Westover & Windsor.

Any additional traffic in this area will make the Windsor intersection even worse and will likely increase traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Mark & Alessandra Beavers

Address: 2200 Greenlee Dr.

Email: [REDACTED]

Phone Number: 512-736-7072

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## Chaffin, Heather

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**From:** erin mooney <[REDACTED]@gmail.com>  
**Sent:** Monday, November 11, 2019 9:27 PM  
**To:** Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Cronk, Spencer; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt  
**Subject:** SUPPORT FOR CASE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mayor Adler and City Council Members and Staff,

I have been a resident of the Tarrytown neighborhood for the past 6 years and I am writing to express my total support for the case # C14-2019-0049-2401 & NPA-2019-0027.02, rezoning of the property at 2401 Winsted Ln, Austin, TX 78703.

I live only a few blocks from 2401 Winsted on Elton Ln and am so excited to have a walkable food option in the neighborhood that caters to families with young children. I have two very busy kids (4 and 1 years old) and when I first heard about this rezoning case I jumped for joy. In fact, dozens of my friends are extremely excited about this food option for the neighborhood!

I am always out walking my kids and dog and love the fact that, despite the lack of sidewalks in Tarrytown in general, there is a new sidewalk on Windsor Rd that connects to a cross walk directly across from this property. It's a simple straight shot for us to get to 2401 Winsted quickly. A much more sustainable option than getting into my car to drive in traffic to a restaurant that has a play space for my children.

As an involved Tarrytown resident, I believe that having access to convenient places to dine with neighbors is a tremendous asset to a community. This desire for community is what makes neighborhoods great! I believe the type of amenity that is being proposed in this case is how communities are formed, strengthened and sustained.

Again, I would like to express my full support of this rezoning case and personally believe this is a great location for this amenity. I think it's a win-win to be able to have a very walkable restaurant that is at the edge of our neighborhood. This is exactly what our neighborhood needs and has been waiting for!

I greatly appreciate your time and dedication to our community. Thank you for taking the time to read my opinion.

Sincerely,

Jeff and Erin Mooney  
2104 Elton Ln, Austin TX 78703

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## Chaffin, Heather

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**From:** Preston Williams [REDACTED]  
**Sent:** Tuesday, November 12, 2019 8:30 AM  
**To:** Chaffin, Heather  
**Subject:** 2401 Winsted Ln  
**Attachments:** 2401 Winsted #5 - Rezoning Letter of Support (2).pdf

\*\*\* External Email - Exercise Caution \*\*\*

Councilmember Chaffin,

I am a current tenant at 2401 Winsted Ln and have lived at this property for the past 6 years. At the planning commission meeting on 10/8/19, I spoke in favor of the rezoning. Unfortunately, I am currently traveling and will be unable to attend city council on Thursday to voice my support in person.

Would you be willing to take 2 minutes & 49 seconds to watch a video to quickly hear my thoughts?

[https://drive.google.com/file/d/1G25\\_GXzhXar3DfU0Mo1IWLwBdoT9tTEk/view](https://drive.google.com/file/d/1G25_GXzhXar3DfU0Mo1IWLwBdoT9tTEk/view) (volume might need to be turned up)

For a more lengthy explanation of my thoughts regarding the owners, the property in question, and the benefits (and some drawbacks) that a food truck would entail, please see the attached letter. Thank you for your time and consideration of this matter.

Sincerely,  
Preston Williams  
2401 Winsted Ln. #5  
Austin, TX 78703

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**Chaffin, Heather**

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**From:** Sam Parsley [REDACTED]  
**Sent:** Tuesday, November 12, 2019 2:29 PM  
**To:** Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt  
**Subject:** FULL SUPPORT FOR CASE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mayor Adler and Council Members,

I'm writing to voice my full support for the rezoning of 2401 Winsted.

Unfortunately, our neighborhood has a serious lack of eatery options and family-friendly places that are conveniently walkable for all nearby residents. I would absolutely welcome something such as a food truck and/or coffee stand that is being presented in this case.

All of my neighbors I've spoken with are really excited at the possibility of finally having something that would help improve the livability of the neighborhood. We're tired of having to get in our cars every time we just want a bite to eat.

I've lived on South Congress and South Lamar before and part of what made those locations great was the opportunity to head out on foot one of the many restaurant options in close proximity.

I think Tarrytown deserves that as well!

Thanks,

--

Sam Parsley  
2413 Sharon Lane, Austin, TX 78703  
P: (432) 638-7202  
E: [REDACTED]

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## Chaffin, Heather

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**From:** Grace Fletcher [REDACTED]  
**Sent:** Tuesday, November 12, 2019 2:38 PM  
**To:** Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt  
**Subject:** Resident Support For Case # C14-2019-0049-2401 & NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mayor Adler, City Council Members and Staff,

My name is Grace Fletcher and I currently live at 2401 Winsted and I fully support the rezoning of this property to LR-MU-CO-NP. I previously lived in Windsor park (East Austin) and was ecstatic to have found affordable living here in the heart of Tarrytown a few months ago and plan to be here for a very long time.

I have been a nanny in this specific neighborhood for over 5 years and have visited about every child-based facility in central Austin. As a childcare provider who watches two or more children at a time, finding a place close by where families and children can dually experience a safe and fun dining environment is an extreme challenge.

Tarrytown lacks any family-friendly facility where children can safely play AND eat in an enclosed area, which is surprising. Locations that do provide this amenity are too far from downtown and never worth the fight in traffic.

As a person who lives on Winsted and walks often in the morning and evening, I have never encountered a traffic situation where I felt unsafe on the street. The new sidewalks on Windsor are a welcomed improvement to the walkability of the neighborhood!

The residents of 2401 Winsted are a close knit community and everyone is excited about the potential of having a Food Truck at our property.

I greatly appreciate you taking the time to read and consider my thoughts on this case.

Thank you.

Grace Fletcher  
2401 Winsted, Unit 4  
Austin, TX 78703

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## Chaffin, Heather

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**From:** Meghan Freytag <[REDACTED]>  
**Sent:** Wednesday, November 13, 2019 9:35 AM  
**To:** Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt  
**Subject:** SUPPORT FOR CASE C14-2019-0049 and NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mayor Adler and Council Members,

I have been a resident of the Tarrytown neighborhood for the past 5 years and I am writing to express my support for the case # C14-2019-0049-2401 & NPA-2019-0027.02, rezoning of the property at 2401 Winsted Ln, Austin, TX 78703.

As a mother of 2 small children, I am so excited to have a walkable food option in the neighborhood that caters to families. My friends and I are so excited about this food option for the neighborhood!

I am always out walking with my kids with friends around the neighborhood. We love being out and about in our community and this is a much more sustainable option than getting in our cars to sit in traffic on the way to dinner.

Again, I would like to express my full support of this specific rezoning case. I think it would be great for everyone to have a walkable restaurant that is at the edge of our neighborhood. We believe this is the perfect addition to Tarrytown.

I greatly appreciate your time and dedication to our community.

Meghan Freytag

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## Chaffin, Heather

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**From:** Chaffin, Heather  
**Sent:** Friday, November 08, 2019 3:23 PM  
**To:** Katherine S. Miles-Finch, Ph.D.  
**Cc:** Rusthoven, Jerry (Jerry.Rusthoven@austintexas.gov); Harden, Joi; Mitchell, Amber; Fox, Kathleen; Cadena-Mitchell, Kurt  
**Subject:** Winsted Q and A- combined questions and responses

Katherine,

Sorry that this took a while. Your questions are in black, answers are in **red**.

Heather

1. Why was first public hearing scheduled so late (August 13, 2019)? I'm trying to understand the code here. According to § 25-2-282 the public hearing should have been held no later than 29 April 2019. If the hearing was scheduled earlier and postponed, will you please send copies of those postponement requests? **The case was filed February 28, 2019 in accordance with a schedule that has been established for neighborhood plan amendments (NPAs). NPAs for west Austin must be filed in the month of February and NPAs for east Austin must come in the month of June (there are some unusual circumstances when a case can come in out-of-cycle, but is rare and has extra criteria.) Consequently, when there is a NPA and a rezoning together, these cases come in whether they are ready to move forward immediately—otherwise they would have to wait another year. The cases were first scheduled for Planning Commission on August 13, 2019. This is because the associated NPA requires a community meeting before Staff can finalize the zoning or NPA recommendations. Staff coordinates the meeting with the applicant, neighborhood contact team and available facilities in the area. It is typical for this part of the process to take more than a couple months. I'm not sure, but I believe that section of Code was written prior to the creation of neighborhood plans and was not revised to reflect the additional NPA submittal process or meeting requirements. The community meeting was held July 11, 2019. At the August 13 commission meeting the Applicant and Neighborhood jointly requested a postponement to September 24, 2019 via a series of emails. Staff requested a postponement from September 24<sup>th</sup> to October 8<sup>th</sup>. The associated emails are attached.**
2. As you may recall from the appeal I filed on 25 Oct 2019, the LDC § 25-1-135 states that "[t]he responsible director shall post a sign required by this title...[.] A person may not remove a sign before the earliest date on which action may be taken on the application." In addition, the LDC § 25-2-261 states that "[f]or a zoning or rezoning application filed by the record owner, the director of the Neighborhood Planning and Zoning Department shall: give notice of the application under [Section 25-1-133](#) (A) ( *Notice Of Applications And Administrative Decisions* ); and post signs on the affected property not later than the 14th day after the application is filed." The following questions are related to this issue:
  - 2a.) Why were signs not posted until 1 April 2019? **We have one employee who posts all Code-required signs for zoning cases, board of adjustment cases, demolition permits, historic certification of appropriateness, and several other types of review cases and public hearings. For efficiency, this employee bundles several cases together before making a trip, and the trips are also scheduled around weather, festival seasons, and other factors.**
  - 2b.) Who posted the signs to the 2401 Winsted? The LDC states that the applicant/property owner can post the signs, so I'm just wondering whether PC staff or the Applicant posted the signs. **City staff posted the signs.**
  - 2c.) The LDC also states that the signs must remain posted until the "earliest date on which action may be taken on the application." Obviously, the signs didn't remain long, for whatever reason. Does the Planning Commission have a process in place for checking to see whether these types of notification signs remain? I couldn't see



anything in the LDC, so I'm wondering if the PC has a different set of guidelines that regulate this notification. **There are no Planning Commission-specific requirements regarding signs. We do not have a process for surveying and maintaining all posted signs for the duration of the processes for zoning, etc.**

2d.) Also, if I'm not mistaken, no action has been taken on the application, since the Council won't hold their first hearing until 14 November 2019. Why weren't new signs placed on the property after I noted the omission on 16 October 2019? **We only post the signs that one time.**

3. The recommendation review sheet states that the zoning change matches the priorities of the Central West Austin Neighborhood plan and the Imagine Austin plan. I have read both plans and am unable to reconcile this recommendation with the content in each plan. Will you please explain how this determination was made? **While the Zoning Division reviews Neighborhood Plans and the *Imagine Austin Comprehensive Plan*, the majority of this analysis is performed by the Long Range Planning Division in the City of Austin's Planning and Zoning Department. The Long Range Planning Division's Neighborhood Plan Amendment (NPA) recommendation is a group decision based on:**

- Small area plan policies
- Imagine Austin policies
- Surrounding land uses
- Professional expertise and experience.

**Regarding the Winsted NPA case, the Long Range Planning Division considered a number of factors:**

- The policies of the *Central West Austin Combined Neighborhood Plan*
- *Imagine Austin* policies
- The subject property's location immediately adjacent to Mopac Expressway
- The preservation of the eleven apartments on the site
- The small-scale of this neighborhood serving project
- The lack of local goods and services and greenspace within walking distance of this portion of the neighborhood.

**These were highlighted by staff's Neighborhood Plan Amendment recommendation.**

**Central to the *Imagine Austin Comprehensive Plan* is the concept of complete communities. The goal is to create places throughout Austin where people have easy access to their daily needs (shopping, learning, open space, recreation, employment, and other amenities and services) within a short trip. Locating these necessities close to people's homes reduces the length of trips and time spent travelling—regardless of how they get there. While this is the aspiration of the plan, the reality is that some communities will be more complete than others. This is due to reasons such as a community's location, the built environment, topography, and environmental restrictions. The establishment of complete communities happens over time and is the result of many incremental decisions.**

**This project as initially proposed and the amended rezoning request agreed to by the applicant at the Planning Commission were found by staff to be contextually appropriate for an infill project not located in a designated activity corridor or center and is in conformance with *Imagine Austin*. Activity Centers and corridors—as illustrated on the plan's Growth Concept Map—is the *Imagine Austin* strategy illustrating the desired future development pattern for the city. It defines how new residents, jobs, mixed-use areas, open space, and transportation infrastructure will be accommodated over the next 30 years. On page 107, the plan states:**

**While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context."**

**Based on the above excerpt and policies cited in the Neighborhood Plan Amendment staff report that highlight the project's adjacency to the existing apartments on the site, *Central West Austin Neighborhood Plan* policies that supported neighborhood niche services that serve the immediate community and an access to a private pocket park, and the sites location next to Mopac Expressway, staff stands by the NPA recommendation.**

4. As you may have noticed in the appeal, I described several inconsistencies with the street classification. The following questions are related to that issue:
  - 4a.) Will you please explain why Winsted was described as a 'minor arterial'? **The City's previous long range transportation plan, the Austin Metropolitan Area Transportation Plan (AMATP), which was still being used when this case was submitted, identified Winsted Lane as a Local Street and Windsor Road as a minor arterial.**
  - 4b.) What street *and* what street classification was used when determining whether a neighborhood traffic analysis would be performed? **Winsted Lane; it was the equivalent of a Local Street in the previous transportation plan, the AMATP.**
  - 4c.) Where do I find information about street classifications? For example, if I wanted to know the street classification for Indian Trail, where would I go (or who would I ask) for that information? **You would start with the [ASMP Street Network Map](#) – the City's current mobility plan. If you needed help with the determination Austin Transportation Department staff would be happy to help you. I would recommend reaching out to Amber Mitchell ([amber.mitchell@austintexas.gov](mailto:amber.mitchell@austintexas.gov)).**
5. Why did the reviewer not identify this project for a traffic safety analysis? **According to § 25-6-114, "The project has access to a residential local street and the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day." Site access to property will remain on Winsted, which is a local street. The TIA Determination Worksheet filed by Applicant lists 136 existing trips per day and 1,714 proposed trips per day: an increase of 1,578 vehicle trips per day.**
  - 5a.) A neighborhood traffic analysis was warranted for this case. Why was it not performed? **The proposed improvement/use is what staff uses to assess the potential impact to local streets. A food truck does not require a site development permit from the City as it not considered a permanent land use. If a different land use is proposed in the future when the site is redeveloped with a site plan submittal, a neighborhood traffic analysis will be required, based on trip generation of the use.**
  - 5b.) Who was the reviewer on this case? (I can't read the signature on the application.) **The initial case was reviewed by Katie Wettick of the Development Services Department.**
6. What happens when an Applicant presents false or misleading information on the Application for Zoning? I didn't see anything regarding this issue in the LDC, so I was wondering if the Planning Commission has separate operating guidelines. If so, will you please send me a link to those guidelines? **The application form includes a Submittal Verification that states, "My signature attests to the fact that the attached application is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent on the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application." There are no Planning Commission-specific requirements regarding accuracy.**
7. I am unable to locate any information about application amendments in the LDC, so I'm unsure of the processes involved. The following questions are related to the amendment process:
  - 7a.) If an amendment is filed, as was the case here, and the zoning classification and/or the specifics related to the TIA Determination Worksheet are altered, does the applicant need to resubmit the application? I am concerned that a significant amendment was made on 1 October 2019 and there is no updated information publicly available regarding the number of trips per day generated by this proposed project. **Staff did review the amendment that was submitted for this case and it did not affect staff's NTA recommendation.**
  - 7b.) When a zoning classification is altered in an amendment, do affected residents need to be notified prior to the Planning Commission hearing and/or the City Council reading? My concern is that the amendment was made one (1) week prior to the 8 October 2019 PC hearing, and while those residents who are within 200ft of the property were aware of the change to the application, those within 500ft were not aware. I'm just wondering what the LDC regulations say about these types of last-minute amendments and whether notification is required in these situations. **Renotification of a zoning request that has been amended/modified is only required if the applicant increases their request. For example, if the application requests LR zoning and the applicant changes the request to GR (a more intensive category), renotification is required. If the request is**

**reduced, no renotification is required. This includes the addition of conditional overlays (COs) because those cannot be used to increase entitlements, only limit entitlements.**

7c.) What is the process for notification when hearings are postponed? From what I can tell, the last notification received by residents within 500ft was dated 25 July 2019, and it lists the date for the Planning Commission hearing as 13 August 2019, and it lists the date for the City Council hearing as 19 September 2019. Obviously, those hearings were postponed, but I'm wondering if the LDC describes the process for notification when hearings are postponed. [Section 25-1-132](#) states this notification requirement, so I'm just trying to understand the specific requirements. Again, those requirements could be contained in a separate Planning Commission operating guideline. If so, will you please forward (or provide a link)? **Additional notice is not sent out for postponements unless there has been an Indefinite Postponement. An Indefinite Postponement extends the case by 180-days with one postponement request. There are no Planning Commission-specific requirements regarding postponements. I'm also attaching a link to the Planning Commission website with their bylaws and rules & procedures:** <http://austintexas.gov/planningcommission>

## Chaffin, Heather

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**From:** Michael Cooper [REDACTED]  
**Sent:** Wednesday, November 13, 2019 8:41 AM  
**To:** Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather  
**Subject:** Support for Zoning Case #'s C14-2019-0049 and 2019-0027.02 (Items 81 and 82)

\*\*\* External Email - Exercise Caution \*\*\*

To all:

I am longtime resident of Tarrytown and I live within a few blocks of this site. I am writing you to today to express my full support for this proposed zoning case. Simply put we need more options in our neighborhood. Amenities like what is being proposed would make our neighborhood more walkable and build a better community.

Thank you for listening.

Michael C. Cooper  
1910 Bremen Street  
Austin, Texas 78703

Michael C. Cooper  
Vice President Marketing  
Heritage Title Company of Austin, Inc  
2630 Exposition Blvd., Suite 105  
Austin, Texas 78703  
512-380-8981 Direct  
512-415-8931 Cell



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